BILL GARRETT, Davidson County
Trans:T20110040921 DEEDWARR
Recvd: 07/08/11 08:23 2 pgs
Fees:13.00 Taxes:390.35
20110708-0052214

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

x Dennis Birdwell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2011

Notary Public

MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
DENNIS BIRDWELL	New Owner	003-00-0/028.07
(NAME) 2559 TINNIN ROAD	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, DANA A. DAVIS AND DENISE COLLINS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS WAYNE BIRDWELL, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY MADE BY T.R. SANFORD, SURVEYOR, DATED NOVEMBER 19, 1965.

BEGINNING AT A SPIKE IN THE SOUTHWESTERLY MARGIN OF TINNIN ROAD, AT BAGGETT'S CORNER; THENCE WITH THE MARGIN OF SAID ROAD AND WITH A CURVE TO THE LEFT 652 FEET, MORE OR LESS TO A POINT AT FLETCHER MAYES CORNR; THENCE WITH A FENCE AND ALONG FLETCHER MAYES SOUTH LINE SOUTH 50 DEG. WEST 282 FEET, MORE OR LESS TO A POINT; THENCE SOUTH 28 DEG. EAST 575 FEET TO A POINT IN BAGGETT'S NORTH LINE; THENCE WITH A FENCE AND WITH BAGGETT'S NORTH LINE 62 DEG. 30 MIN. EAST 278 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY MARGIN OF TINNIN ROAD TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JUDITH J. DAVIS BY QUITCLAIM DEED FROM HUGH W. DAVIS, RECORDED ON AUGUST 7, 1984 OF RECORD IN BOOK 6354, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID JUDITH J. DAVIS IS NOW DECEASED, DATE OF DEATH BEING MARCH 22, 2010.

GRANTORS HEREIN, ARE THE SOLE HEIRS TO THE ESTATE OF JUDITH ANNETTE JOHNSTON DAVIS PURSUANT TO THE PETITION AND ORDER OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, TWENTIETH JUDICIAL DISTRICT, DOCKET NUMBER 10P-756.

This is improved property, known as 2559 TINNIN ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 17th day of June, 2011.

DANA A. DAVIS

Denise Collins by Dana A. Davis

DENISE COLLINS
BY: DANA A. DAVIS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DANA A. DAVIS, individually and as Attorney in Fact for DENISE COLLINS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of June, 2011.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY